

DELEGATED OFFICER REPORT

Application Ref: H/24/98248

Site Address: 16 CUCKOO BUSHES LANE, CHANDLER'S FORD, EASTLEIGH, SO53 1JX

Case Officer: Claire Campbell-Best

Description: Single storey rear extension following the full or partial demolition of the existing rear extension and patio. New flat roof with new roof lantern. Alterations to fenestration. (Retrospective Planning Application)

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Southern Water Sewers 2m – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
Z/19988/000/00	Double garage	Permit – 23/11/1979

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received.		
Chandlers Ford Parish Council:	No comments were received.		
Southern Water Services:	No comments were received.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 12/11/2024 – Photographs on file		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
<u>Site and Surroundings</u> The application site is a single storey detached bungalow located on the southern side of Cuckoo Bushes Lane. The property is set back from the road by a driveway and front garden, to the rear there is a fully enclosed garden with a detached garage sited close to the southwestern boundary. The surrounding area is residential and features a mixture of two storey and bungalow with accommodation within the roof space.
<u>Proposal</u> This application seeks the retention of a single storey rear extension. The extension has a flat roof with a roof lantern and has an L shaped footprint, measuring approximately 6m (maximum) in depth, 6.5m in width and 3.2m in height. The extension replaced an existing

single storey extension and accommodates an open plan kitchen/dining/living space. To the rear elevation there is large picture window and a set of bi-fold doors in grey uPVC which leads out to an extended patio area within the rear garden as well as a roof lantern. Externally, the extension is finished in white render with a red brick plinth.

Principle

The application site falls within the urban edge, whereby alterations or extensions to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following considerations listed below

Design and Layout

- The single storey rear extension is sited entirely to the rear of the host dwelling. During the site visit it was noted there are glimpses of the extension from Cuckoo Bushes Lane, it is not considered to be unduly dominant due to its single storey nature and siting. It is therefore considered the impact of the development upon the street scene is minimal.
- The scale and proportion of the extension is considered acceptable, it is stepped in at the rear which reduces its overall massing, the roof form also ensures the structure does not have any additional bulk.
- In terms of design, while the extension is slightly discordant with the host dwelling due to the mismatch in eaves height and contrasting design, the extension itself is of a high-quality contemporary design and does not disrupt the character of the property to an unacceptable degree.
- It is also noted a similar sized structure could be built in the same location via the prior approval route, therefore this factor is considered a material consideration upon the assessment of this application.
- The extension is finished in white render and grey uPVC fenestration, which is not found on the host dwelling of the property. The grey fenestration in isolation is considered acceptable as the property is not a listed building nor is the site within a conservation area. White render is seen within the local vicinity and the use of this material is therefore considered acceptable.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards as no additional bedrooms are proposed.
- Overall and to conclude, the extension is considered acceptable in terms of its scale, form and appearance.

Residential Amenity

- The neighbours most impacted by the extension are the immediate adjoining neighbours, nos. 14 and 18 Cuckoo Bushes Lane.
- The extension is set in 3.4m and stepped away from the boundary shared with no. 18, due to this and the adequate distance, the development is not expected to impact the outlook, light or privacy to this neighbour.
- The extension has a closer relationship with no. 14 and the main depth of the extension is sited along to the southeastern boundary but stepped in approximately 1m away from the shared boundary. There is approximately a 2.2m separation distance between the extension and no. 14. No. 14 has a set of south facing patio doors to their rear elevation which serves a lounge and the main source of outlook and light to this room. The daylighting test has been applied to this window and has passed the test. Therefore, it is considered this room will still receive a reasonable of outlook and daylight with the extension in place and due to its orientation (south facing).
- The extension does not have any side windows that would face the neighbouring gardens or properties, alleviating any privacy or overlooking concerns.

- Therefore, the development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

Ecology

- The Council's Ecologist was consulted due to the nature of the works. They advised as the application is retrospective it is not possible to determine if any protected species were affected by the building works.
- They have advised in this instance that the site should have biodiversity enhancements to attract wildlife. During the site visit it was noted there is a bird box and pollinating plants in the rear garden, therefore a bat box and a hedgehog house will be recommended as an enhancement to the applicant by way of informative.

Other Matters

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion: This application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐

